

June 2006

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Vol. 4
No. 6

Groundbreaking Set for Major Northgate Project on South Lot

June 7 will mark the start of the major construction on three important developments in Northgate. The three projects are located on the South Lot, south of Northgate Mall, and will include the Thornton Creek Water Quality Channel, Thornton Place by Lorig Associates, and ERA Care Communities Living Center.

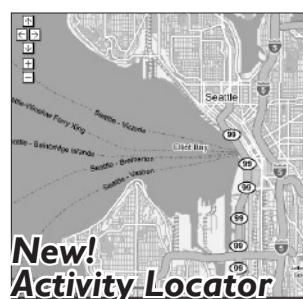
Seattle Public Utilities is lead city department for the water quality project, which will enhance Thornton Creek and provide 2.7 acres of valuable open space for the Northgate community. The design allows for year round water flows through the channel with higher flows during rainy weather.

On the same site, to the north and west of the channel, Lorig will build



Rendering of future Thornton Channel

see **northgate groundbreaking** on page 9



New! Activity Locator

DPD customers can now view permitting and land use activity in Seattle online using DPD's new Activity Locator, powered by Google's eye-catching map technology. Help us test this new interactive service!

— see pg. 15 for details

South Lake Union Neighborhood Plan Update Nears Completion

Attend an open house to review the new draft plan for the neighborhood

DPD and South Lake Union Friends and Neighbors (SLUFAN) will host a public open house on Monday, June 12, to present ideas from an updated South Lake Union Neighborhood Plan. The open house will be held:

June 12, 2006
5:30 p.m.-7:00 p.m.
(short presentation at 6:00 p.m.)
Consolidated Works
www.conworks.org
500 Boren Ave. N.

The open house will present ideas to guide South Lake Union's (SLU) growth as a vital, eclectic and sustainable neighborhood where people

see **south lake union** on page 5

Monthly Highlights

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www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Green Building
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

Council to Hold Hearing on Detached Accessory Dwelling Units Proposal in SE Seattle

Late last year, community leaders in Southeast Seattle recommended detached accessory dwelling units (detached ADUs) as a way to increase affordable housing options and to help keep existing residents in their neighborhoods. At the Mayor's direction, DPD drafted proposed legislation to allow detached ADUs in single family zones in Southeast Seattle as part of his Southeast Seattle Action Agenda.

City Council will hold a public hearing to take comments on the proposal. The meeting will be held:

June 27, 2006, 5:30 p.m.
 NewHolly Gathering Hall
 7054 32nd Ave. South
 Seattle, WA 98118

A detached ADU is a small living space permitted on the same lot as a single family house, but physically separate from it. Seattle currently allows ADUs on any single family lot, as long as they are attached to or inside a single family residence. The detached ADU allows the dwelling unit on the site to be located in a detached building on the site, such as above a garage, providing a new housing choice for Seattle residents while minimizing impacts on existing neighborhoods.

The proposal will not increase the amount of area that can be built on a single family lot, lot coverage limits will continue to apply, and it includes provisions to help ensure that detached ADUs are appropriate for the size of the lots on which they are constructed.

While neighborhoods throughout Southeast Seattle, including Beacon Hill, were largely supportive of the proposal in early outreach efforts, lots within or partially within the Shoreline District will not be eligible for detached ADUs.

Included with the Mayor's proposal is a new DPD Director's Report describing the proposal and code amendments, both of which have been posted on DPD's Housing Choices website at www.seattle.gov/dpd/codedev/housingchoices/dadu.asp

For more information about the Mayor's Southeast Seattle Action Agenda, please visit www.seattle.gov/mayor/issues/sesaa

Questions concerning the public hearing may be directed to:

Neil Powers, Councilmember Steinbrueck's office
 (206) 684-8804, neil.powers@seattle.gov

For questions regarding the proposal, contact:

Mike Podowski, DPD Land Use Planner
 (206) 386-1988, mike.podowski@seattle.gov



The garage (back left) of this home was converted into a detached accessory dwelling unit (ADU).



Scoping Process Underway for Livable South Downtown Environmental Review

A scoping period began on May 15 and will run through June 15, for an Environmental Impact Statement (EIS) to be prepared on Livable South Downtown planning recommendations.

DPD has undertaken the Livable South Downtown planning process, part of the Mayor's Center City strategy, to identify ways to encourage a more livable environment, new residential and employment growth, and better connections among neighborhoods, in ways that respect neighborhood character. (For more information on this planning process, visit www.seattle.gov/DPD/Planning/South_Downtown).

The scoping period provides an opportunity for the public to suggest which topics should be included in the environmental review. Interested persons should write a letter or email their comments to DPD staff.

The EIS will study the possible impacts of future growth under different zoning alternatives, which will assist DPD staff in determining their final recommendations. The EIS process is scheduled to occur through 2006, with legislation forwarded to decisionmakers in 2007.

Questions & Comments

For more information or to provide comments on the EIS scoping project please contact:

Susan McLain, DPD Planner
(206) 684-0432
susan.mclain@seattle.gov

or

Gordon Clowers, DPD Planner
(206) 684-8375
gordon.clowers@seattle.gov

Or, mail comments to:

City of Seattle
Dept. of Planning and Development
PO Box 34019
Seattle, WA 98124-4019

Council Continues Discussion of Mayor's Neighborhood Business District Strategy

In June, the City Council's Urban Development and Planning (UDP) Committee will resume discussion of the Mayor's proposed Neighborhood Business District Strategy (NBDS). Earlier this year, the committee made preliminary decisions to:

- use a "floor area ratio" or FAR to control the bulk of buildings;
- change rezone criteria to better implement the City's Comprehensive Plan; still under consideration is whether to allow mixed-use buildings to be slightly larger as of right, or only through design review;
- retain a conditional use requirement for allowing residential uses at street level in commercial zones; and
- revise the current zoning designations to allow residential uses at street level without a conditional use requirement in certain areas.

In June and July, the Council Committee will finalize its review of the NBDS by undertaking review of recommendations related to minimum parking requirements; landscaping and open space, and the mapping of pedestrian districts in six neighborhoods.

The Mayor's NBDS proposal is the first substantial revision and update of commercial zoning requirements in many years. It is intended to advance the City's growth management strategy, as embodied in Seattle's Comprehensive Plan and neighborhood plans, for vibrant, pedestrian oriented neighborhood centers.

The current schedule anticipates an additional public hearing and full Council action in August or September. Information about the Mayor's NBDS proposal, including all related documents, can be found online at www.seattle.gov/dpd/planning/nbds.

For more information about the NBDS, contact:

Lish Whitson, DPD Planner
(206) 233-0079, lish.whitson@seattle.gov





Get Involved in Urban Sustainability

June Events Focus on Innovative and Green Urban Landscapes

We're pleased to offer two Urban Sustainability Forum events in June, featuring renowned landscape architecture and urban planning experts. Both events are free and will be held at the Seattle Central Library Auditorium, 1000 Fourth Ave. No registration is required.



Hood

**Monday, June 5
5:30-7 p.m.**

Topology/Typology: Different Urban Landscapes

Featuring: Walter Hood, Professor of Landscape Architecture at UC Berkeley and principal of Hood Design in Oakland, CA. Hood's internationally acclaimed work has spanned a variety of settings, including architecture, urban design, community planning, environmental art and research. A 1997 fellow in

landscape architecture at the American Academy in Rome, Hood has exhibited and lectured on his professional projects and theoretical works nationally and abroad. His firm designed the gardens and landscape for the New De Young Museum, San Francisco with Swiss architects Herzog and de Meuron. Hood's work was recently featured in the "Open" New Designs For Public Spaces, Van Allen Institute, NY.

Hood's area of teaching—the "American urban landscape"—is intertwined with his design work, creating a didactic approach to the design of urban landscapes. His award-winning monographs, *Urban Diaries* and *Blues & Landscape Improvisations*, illuminate his unique approach. Hood is currently researching and writing a book entitled *Urban Landscapes: American Landscape Typologies*.



Beatley

**Monday, June 19
5:30-7 p.m.**

Green Urbanism: Learning from European & N. American Cities

Featuring: Tim Beatley, Teresa Heinz Professor of Sustainable Communities, Dept. of Urban and Environmental Planning, University of Virginia School of Architecture. Beatley will review the experiences of leading cities in Europe and North America

that are moving in the direction of green urbanism--creative urban planning and design strategies that bring nature back into urban neighborhoods, incorporate locally-produced renewable energy into the urban fabric, and nurture new local and regional sources of the food and materials needed to sustain urban populations.

A believer that cities hold much potential for addressing global environmental issues, reconnecting us to nature and each other, and dramatically reducing our ecological footprints, Beatley will share a number of these cities' innovative planning ideas, projects and policies for creating highly livable environments. Beatley is author of *Green Urbanism: Learning from European Cities* (Island Press, 2000) and *Native to Nowhere: Sustaining Home and Community in the Global Age* (Island Press 2004).

About the Urban Sustainability Forum

At our energizing public forum you'll hear nationally and internationally recognized leaders in sustainable community development speak about ways we can transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed. Additional speakers and dates for 2006 have been scheduled and are available on our website at www.seattle.gov/dpd/citygreen.

These events are sponsored by the City of Seattle, the Seattle Public Library, BetterBricks, the Cascadia Chapter of the U.S. Green Building Council, and ULI Seattle.

If you have questions, please call (206) 615-1171.

Multifamily Code Update—*Urban Neighborhoods*



The Mayor is committed to a comprehensive re-evaluation of Seattle's multifamily zones. Since Seattle's new Comprehensive (Comp) Plan and Design Review program were adopted

in 1994, it has become necessary to evaluate how the City's zoning regulations fulfill Comp Plan goals and encourage well-designed buildings that are appropriate for Seattle's neighborhoods.

A report with preliminary recommendations for changes to multifamily zoning requirements is available for review and comment. These conceptual recommendations will set the stage for further work to develop new multifamily zoning code language between now and the end of the year. The recommendations are generally organized around the following:

- maintaining the general scale and density allowed in the multifamily zones
- maintaining a range of zones to accommodate a variety of housing types
- "flexibility with limits"—allowing flexible alternatives to overly prescriptive development standards that sometimes constrain opportunities for quality design

- recognizing neighborhood character in applying standards
- offering density bonus (additional floor area) linked to reduced parking and other elements of code flexibility in return for voluntary developer agreements to provide affordable housing, particularly in urban centers and villages and light rail station areas
- lowering parking requirements based on local demand to support transit and other transportation alternatives
- simplifying and organizing multifamily regulations so they are easy to understand and apply

On May 3, DPD and the Seattle Planning Commission hosted a public meeting to take comments on the concept recommendations. The meeting was well attended by community representatives, designers and builders. Notes from small group discussions are available on DPD's website at www.seattle.gov/dpd/planning/multifamily. A second public meeting to take comments on draft recommendations for Land Use Code changes is anticipated to be held this coming fall.

If you have questions or would like more information about the proposed changes to multifamily zoning requirements visit the website (see address above), email multifamily@seattle.gov or contact:

Mike Podowski, DPD Land Use Planner
(206) 386-1988, mike.podowski@seattle.gov

south lake union, *cont. from page 1*

both live and work. City staff has developed this recommended plan with the SLU community, including input from two previous community meetings.

In 2004, the City's 10-year Comprehensive Plan update designated SLU an "urban center"—an area with the potential for high job and housing growth. The existing SLU neighborhood plan must be revised to address specific topics as required under King County's Countywide Planning Policies. DPD is working with the SLU community to update the neighborhood plan to address those issues, and to reflect significantly changed expectations about the amount of growth that the area is anticipated to experience in the coming years.

The updated SLU neighborhood plan builds on the

existing plan; requirements for Urban Center plans under the Countywide Planning Policies; plans for large-scale redevelopment of the neighborhood; major public investments planned for the neighborhood; ongoing City work; and the comments and input of many community stakeholders.

At the June 12 open house, participants will have the opportunity to comment on many of the recommendations of the draft plan. For more information about the open house, or the update to the SLU neighborhood plan, please visit the SLU website at www.seattle.gov/dpd/planning/slu or contact:

Lish Whitson, DPD Planner
(206) 233-0079, lish.whitson@seattle.gov

INTRODUCING... Five New Seattle Planning Commission Members

The Seattle Planning Commission is happy to announce five new members appointed by the Mayor and approved by City Council in April 2006. This year's appointees bring an incredible amount of experience and expertise to the 15-member volunteer advisory body.

The Planning Commission strives to balance representation from the greater community with a mission to professionally advise the Mayor, City Council and City departments on broad planning goals, policies and plans for the physical development of the City. The commission's goal is to assist decision-makers in making decisions that will enhance the quality of life for those who live, work and play in Seattle.

Our work is framed by Seattle's Comprehensive Plan and by a commitment to engaging citizens in the work of planning for the city's future.

The five new members were interviewed about their goals for the commission and their vision of the future of Seattle. They answered the following questions:

- 1** What attracted you to serve on the Planning Commission?
- 2** What current Seattle planning issues do you find most compelling?
- 3** If you could import a policy or planning success story from another city to Seattle, what would it be?
- 4** If you were to give your friends a tour of Seattle in 2020, what would you be sure to show them?

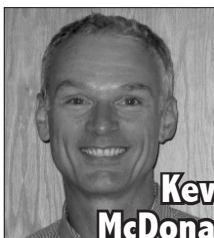


**Linda
Amato**

President, The Resource Group Consultants, Inc.

Linda has extensive professional and volunteer experience in multi-modal transportation planning and environmental analysis as well as a strong background in economic development, historic preservation, and community design. (Haller Lake)

- 1** I have lived in Seattle for seventeen years and have seen many of my favorite places disappear due to development pressures. I fear that Seattle is losing its sense of place. My hope is that I can at least make a little bit of difference in where Seattle is heading with regard to its neighborhoods and commercial areas. I feel we are at a point where we need to start making decisions regarding neighborhood character/history and its relationship to economic growth. Both can co-exist, but it is a delicate balance which deserves careful thought and planning.
- 2** I think we need to figure out how to address our transportation needs and have the courage to invest in high-capacity transit.
- 3** I would like to see Seattle mimic the approach Toronto has taken for its Distillery Historic District. It is a multi-block area with over thirty buildings housing artists, shops, restaurants, lodging, and residences. It is reminiscent of Pike Place Market (in a way) except the City of Toronto DOES NOT ALLOW VEHICLES within the area. Pedestrians and vehicles looking for parking spaces do not mix well – Toronto has proven that destinations like the market can thrive without cars.
- 4** A multi-modal transportation center at a beautifully renovated King Street Station. The center would connect with light rail which travels east, south, and north (to Northgate). Commuter trains would run frequently and high speed trains would take us to Vancouver, BC in a matter of hours. The Pike Place Market would also be on the top of the list!



**Kevin
McDonald**

*Senior Transportation Planner,
City of Bellevue*

Kevin has a diverse professional background that includes land use and transportation planning, environmental sustainability, and forest management. (Capitol Hill)

- 1** Being a planner by profession (City of Bellevue), I guess I just can't get enough. My appetite for volunteer planning was whetted with a term on the Capitol Hill Stewardship Council when I worked on the neighborhood design guidelines. Soon after the guidelines were adopted, I learned that the commission was looking for a planner with some transportation planning experience. This seemed like the right opportunity for me to contribute what I could to help the city grow and retain and enhance livability. I am very happy to have been appointed. Having attended a few meetings so far, I am excited to work on interesting planning issues with a great group of fellow commissioners.
- 2** I'm interested in the evolution of the South Lake Union neighborhood and the industrial area south of downtown, waterfront redevelopment as part of the Alaskan Way Viaduct project, new development and redevelopment in neighborhoods while retaining their character, and light rail construction and associated station area redevelopment.
- 3** I've seen a lot of successful transit-oriented development in the Washington, D.C. area – especially in the Arlington, Va., corridor between Ballston and Roslyn. These areas have become intensely developed, yet the development has been done in a way that promotes livability through amenities such as parks, walkable neighborhoods, a mix of goods and services that creates a vibrant street, and of course, great high-capacity transit service.
- 4** My friends will have ridden light rail from the airport to my Capitol Hill neighborhood. We will spend a lot of time here because, in 2020, it will be as great of a neighborhood as it is today. We would also have the option to hop on the train and explore other parts of the city, and even go over to Bellevue!



**Michelle
Mattox**

Associate, Chiles & Co. Commercial Real Estate Services

Michelle has extensive direct experience with under-served families, advocating for financial literacy, affordable housing, higher education and self-sufficiency. She also has commercial real estate experience with small businesses, churches and not-for-profits addressing organizational growth and space needs. (Rainier Beach)

1 The growth of Seattle is tremendous; I wanted to be a part of the planning process. My past volunteer experience has mostly been with direct-service organizations and so I wanted to be involved with a group that took a more comprehensive approach to public policy.

2 Anything having to do with housing, especially affordable housing. There are certain projects that I

wouldn't at first think have an impact on housing, but a bit of scrutiny reveals that everything impacts everything else, from the widening of Mercer Street to different neighborhood plans to the adult cabaret dilemma.

3 Most of the information I come across in my line of work about other cities is real estate/construction stuff. I also get info about how other cities handle their homeless issues and there are lessons there that could be used here. Portland's revitalization of the Pearl District is interesting to me.

4 I'd love to take visiting friends anywhere in the city on Seattle's world class subway, monorail or other mass transit system! Sound Transit's light rail project is a great start, but as technologically and ecologically advanced as Seattle is, why are we so far behind the transportation curve?

1 The opportunity to engage in an informed and extended dialogue on issues concerning the future of our city, bringing the perspectives of people representing relevant professions together is very appealing.

2 We have an opportunity to take advantage of a once-in-a-lifetime window to connect our city with its waterfront by replacing the viaduct with a tunnel. Look at the excitement and energy of Wenatchee and Portland where they have turned their waterfronts into recreational open spaces used by all of their citizens and imagine what can be accomplished here ... all while we create a safe and hassle-free way of moving freight and vehicular traffic through our city without clogging city streets.

3 Pasadena, Calif., turns its parking meter revenue over to the downtown business district organization to be used for street clean-up, alley beautification and garbage collection. Such a program in Seattle would allow neighborhood business districts to administer their own clean up efforts, build "garbage corrals," and create pocket parks and outdoor eating areas behind businesses where sidewalks are too narrow to allow sidewalk cafes.

4 I'd like to take my friends on a tour of the city, making connections from one transit mode to another ... a waterfront trolley, the Queen Anne Counterbalance, and a street car along with safe, attractive, meandering pedestrian walkways that expose interesting nooks and crannies lending a sense of adventure to the tour.



**Kay
Knapton**

Consultant

Kay has experience in land use planning, community and economic development and program evaluation – specializing in creating vibrant neighborhood business districts and providing small business assistance culminating in lively community activity centers. (Queen Anne)



**Kirsten
Pennington**

Planning Project Manager, CH2MHill.

Kirsten has experience in transportation and land use planning and policy and served as the 2005 president of Women's Transportation Seminar (a not-for-profit professional transportation organization). She also has interest in livable and walkable communities. (Northgate/Maple Leaf)

1 I have always been interested in community livability and civic service, and the commission seemed to be a concrete way to make a difference in Seattle. As a new homeowner, I feel an even stronger connection to Seattle and have been looking for a way to become more involved. I am interested in the role the commission plays as a conduit between the community and decision-makers – and vice-versa. I also like how the commission is able to take a visionary look at issues that matter.

2 Seattle is facing an exciting future, with many opportunities for positive change. One of the issues I find most interesting relates directly to community livability: pedestrian connections and safety. Livability rises exponentially when people can easily and safely walk to places in their neighborhoods.

3 I used to live in Portland, Ore., where the success of their light rail lines, coupled with resultant economic development is legendary. Continuing to plan for a multi-modal transportation system (station areas, areas around lines, bus transit, walkable communities, etc.) is a positive step. In Portland citizens buy into the idea that public transportation is good for the community and good for the environment – it is part of the culture. Once this cultural switch happens, it is easier to gain public support and trust for future public improvements.

4 I would like to be able to take my friends on walks all over the city in different neighborhoods, and show them how Seattle's neighborhoods are unique yet connected with each other. I would like to be able to show them a linked multi-modal transportation system. I would like to show them our urban parks (new parks and enhanced parks) and still be able to see bald eagles, herons and other wildlife. I would like to be able to show them the natural beauty within and around our city, as well as the diverse urban areas near downtown and the Center City. I'd also like to take them to a good seafood restaurant and wine bar!

DESIGN REVIEW



"The Design Review program provides a valuable public forum for promoting superior urban design in development projects in our community. I encourage people interested in the quality of our built environment to consider serving on one of the Design Review Boards,"
– Mayor Greg Nickels

Visit the Seattle's Design Review Program website:

**www.
seattle.gov/
designreview**



New Design Review Board Member Appointed

On May 29, City Council confirmed the Mayor's appointment of Joe Giampietro to the Design Review Board. He will serve for two years on the Northwest Board, and will fill the developer position. Giampietro joins 10 other new appointees (see May 2006 dpdINFO), whom began serving two-year terms in April, to round out the 2006-2007 version of the 35-member Design Review Board.



Giampietro

The City's Design Review Board is staffed by volunteers, who are professionals in the design, development and business fields or are members of the community who have knowledge of urban design and development. City Council established the Design Review program in 1994 in order to provide flexibility to the Land Use Code, increase citizen involvement in the design process, and improve the quality of urban design throughout the city. Since the program's inception, over 950 projects have been reviewed by the board, and project appeals have dropped from 25 to 2 percent.

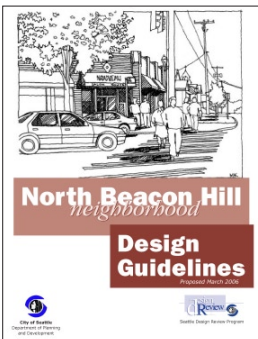
For more information on Seattle's Design Review Program, visit **www.seattle.gov/designreview** or contact:

Vince Lyons, Design Review Program Manager
(206) 233-3823, vince.lyons@seattle.gov

or

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov

Attend Public Hearing on North Beacon Hill Neighborhood Design Guidelines



The City Council's Urban Development and Planning Committee will hold a public hearing on June 28, 2006, to discuss the neighborhood design guidelines proposed for the North Beacon Hill neighborhood. The hearing will begin at 2 p.m. in the Council's Chamber, 2nd floor, Seattle City Hall, 600 Fourth Ave.

These guidelines have been developed by the community and will apply within the North Beacon Hill neighborhood. Together with the Citywide Design Guidelines, the proposed neighborhood-specific guide-

lines would form the basis for design review within the North Beacon Hill neighborhood. The proposal carries out key implementation strategies from the North Beacon Hill Neighborhood Plan.

Download the draft guidelines on DPD's Design Review Program website at **www.seattle.gov/dpd/Publications/Design_Review_Guidelines**.

For questions concerning the public hearing, contact:

Neil Powers, Councilmember Steinbrueck's office
(206) 684-8804, neil.powers@seattle.gov

For questions regarding the proposed guidelines, contact:

John Skelton, DPD Land Use Policy Manager
(206) 233-3883, john.skelton@seattle.gov

northgate groundbreaking, *cont. from page 1*

a large mixed-use development, including nearly 500 condominiums and apartments, retail, and a 16-screen cinema. To the southeast ERA Care will develop a senior living center with approximately 120 units.

The development is a major milestone for Northgate, following on the heels of the construction of the new Northgate library, park and community center, which are scheduled to open July 15, and improvements to Fifth Avenue Northeast. Expansion of the Northgate Mall, with 100,000 square feet of new space on the west side and a parking garage to the south, is scheduled to start shortly as well.

For information about the construction project activity and impacts, a new city hotline and email address have been established: (206) 733-9081, **Building-Northgate@seattle.gov**.

Groundbreaking ceremonies will occur at 10 a.m., June 7, in the South Lot. Parking will be available on site. Completion of the south lot project is scheduled for 2008.

For more information about the Revitalizing Northgate, including other new development, visit the Mayor's Northgate webpage at **www.seattle.gov/mayor/issues/northgate**.

Progress and Opportunities in Northgate

On May 15 the City Council passed legislation to allow the Northgate South Commons and Thornton Creek Water Quality Channel projects to proceed toward construction, which will break ground on the Northgate South Lot on Wednesday, June 7, at 10 a.m. (see pg. 1).

The legislation included three ordinances:

- the Northgate South Commons contract rezone modifying the height and parking requirements for the Lorig mixed-use project and the ERA Cares Communities senior housing project
- an ordinance allowing the City's South Lot land parcel to be re-configured to the correct shape for the Thornton Creek Water Quality Channel project
- an ordinance establishing the new Third Avenue Northeast between the South Lot and the Northgate Transit Center as a minor arterial street

Additionally, on May 22, both the Seattle City Council and the King County Council approved the sale of King County's Northeast 112th Street park and ride site to the City of Seattle for a future park. Notably, the property will transfer to the City no later than Feb. 1, 2008; King County will continue to operate the park and ride until no later than Feb. 1, 2008, when replacement parking is expected to be available at Northgate Mall and the Northgate South Commons. The Seattle Department of Parks and Recreation anticipates that park planning and design will occur during 2007-2008.

The Northgate Stakeholders Group, a citizen advisory group to the Mayor and City Council, will hold its next community forum on Thursday, June 8, at 7 p.m. in North Seattle Community College's College Center Building Cafeteria (see right).

For more information on projects and planning for Northgate or the work of the Northgate Stakeholders Group, visit the new "Northgate Revitalization" website at **www.seattle.gov/dpd/planning/northgate** or contact:

Mark Troxel, DPD Planner
(206) 615-1739, mark.troxel@seattle.gov

Northgate Stakeholders Community Forum June 8

The Northgate Stakeholders Group, a citizen advisory group to the Mayor and City Council, will hold its next community forum at North Seattle Community College's College Center Building Cafeteria, 7-9 p.m. on Thursday, June 8, 2006.

The Forum will be an opportunity for the public to hear a presentation and give verbal testimony on the Draft Environmental Impact Statement (DEIS) on the Northgate Coordinated Transportation Investment Plan that will guide Northgate's future transportation improvements. Written comments on the DEIS will be accepted until June 22, 2006, and should be directed to Tony Mazzella, c/o Seattle Department of Transportation, P.O. Box 34996, Seattle, WA 98104-4996.

For more information on the community forum, stakeholder working sessions, or projects planned for Northgate, visit the "Northgate Revitalization" website at **www.seattle.gov/dpd/planning/northgate** or contact:

Mark Troxel, DPD Planner
(206) 615-1739
mark.troxel@seattle.gov

Seattle Design Commission Update



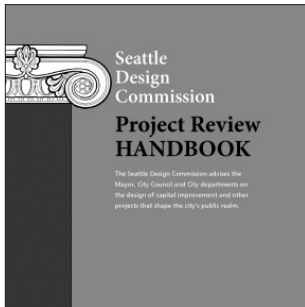
"Championing civic design excellence in Seattle's public realm"

The Design Commission has been active this spring with ongoing reviews of several projects, with major transportation projects continuing to demand an increasing share of the commission's time. Highlights from recent reviews include:

- **City Hall Park Improvements** – reviewed and approved the preferred Schematic Design which creates a new axial plan for the park, establishes a focal point in a raised stage area at the north, and puts a curving pedestrian path in place of existing Dilling Way. The commission agreed that the site requires active programming in addition to a redesign to bring it new vitality and use.
- **Washington Park Arboretum** – recommended approval of a new master plan for the Pacific Connections trail, wayfinding and plantings at the southeast corner, but suggested refinements for the interpretive kiosk and encouraged a phasing plan that would show clear progress with the funding already in hand. Also, recommended approval of a new set of entry structures, a gate and pedestrian walkway/plaza, to create a more welcoming face for the Japanese Garden that demonstrates design sensitivity to the garden itself, plus clarifies and strengthens pedestrian access.
- **South Lake Union Streetcar Maintenance Facility** – approved final review of the design development stage, commending the sustainable design features and sensitivity to its mixed use context, but urged for more refinement of streetscape on Harrison Street and attention to the interim landscape on the corner lot that is slated for future development.
- **SR 520 Improvements** – appreciated the update from Washington State Department of Transportation (WSDOT) staff on the latest project timeline and the three options being developed, but reinforced the commission's support for the four-lane option with all amenities including lids where possible. The commission continues to find the Pacific Interchange option compelling, especially with the new Light Rail station at the stadium, but is worried about significant impacts to the environmental habitat and also about street design conditions near UW. The commission looks forward to seeing the completed Aesthetic Corridor Design Guidelines and how they get applied to the design of the project
- **Swedish Medical Center - Cherry Street Skybridge** (see below) – recommended approval of the bridge permit, conditioned upon the attention to bridge design details and a substantial public benefits package which includes: streetscape improvements, three integrated public plazas on the more public streets and provision of \$100,000 for art in the public realm.



View from Cherry Street looking west to downtown



Activities

This spring, the commission released its 2005 Annual Report and newly revised Project Review handbook. Both documents are now posted on the commission's website. In May, the commission delivered its semi-annual

report to Council's Urban Development and Planning Committee. For the last several years, the commission has been conducting these sessions as a way of keeping Council better informed of the projects reviewed by and design advice of the commission. A priority for the commission in 2006 is more informal, individual meetings with City Council members. To date, the commission has met with three of the nine members whose work most closely relates to design and development: Councilmember Peter Steinbrueck, Councilmember Jan Drago and Councilmember Sally Clark. In June, Council President Nick Licata will visit with the full commission.

Outside of commission meetings, members have participated on Council's Waterfront discussion forum in early May to review the draft Central Waterfront Concept Plan and on WSDOT's SR-520 Pacific Interchange Workshop. This spring and summer, the commission will step up its public outreach activities on both the Waterfront and Viaduct projects in recognition of the benchmark decisions facing the City on these two related initiatives. The commission has provided design advice on both projects in different forums over the last several years. Most recently, the commission has drafted two letters to the City's elected officials supporting the Waterfront Plan, urging work to proceed on more detailed designs in a public realm plan, and encouraging consistency of design review along the waterfront to best realize the larger vision of the plan. For the Viaduct, the commission has long supported a tunnel scheme as its preferred

option and urged for no rebuild – of either an elevated or retrofit structure – seeing either option as having profound urban design consequences for the city.

This spring, commission representatives toured the Sound Transit Central Link Light Rail project to take in construction progress being made on this important project, which fell under collaborative review that included the Design Commission. In June, the commission will tour the Olympic Sculpture Park, which is nearing completion at the north end of the downtown waterfront. The project was reviewed at length over the last several years and was recently awarded a letter of design commendation from the commission.

Upcoming:

Several projects are tentatively scheduled on Design Commission agendas this summer:

- **Spokane Street Viaduct** – Briefing
- **East Marginal Way Flyover** – a joint venture with SDOT and Port of Seattle
- **Thomas Street Pedestrian Bridge** – Schematic Design
- **First Hill Transit Connections** – briefing on streetcar or bus improvements being explored as part of the next funding package for Sound Transit (ST2)
- **Alaskan Way Viaduct and Seawall** – quarterly project briefing
- **Northgate - Thornton Creek Water Quality Channel and Third Avenue Northeast Street Improvements** – the latest capital investments in the area

Design Commission meetings are open to the public and are generally held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on Design Commission activities visit www.seattle.gov/designcommission or contact:

Layne Cubell, Design Commission Senior Staff at DPD
(206) 233-7911, layne.cubell@seattle.gov

Visit the Seattle Design Commission online:

www.seattle.gov/designcommission

CUSTOMER ALERT



AS SERVICE ALERTS

Helping applicants navigate the permit process

DPD's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

Plat Intake Appointments Added

DPD is adding several one-hour plat-specific intake appointments per week beginning on June 1. These appointment slots are available for Lot Boundary Adjustment, Short Plat and Unit Lot Subdivision application submittals.

The additional appointments are designed to increase the efficiency of plat intake and processing, and reduce the wait time for non-platting action land use intake appointments. Please refer to CAM 213A, *Application Requirements for Short Subdivisions*, and CAM 213B, *Application Requirements for Lot Boundary Adjustments*, for application instructions and submittal requirements.

To make a plat appointment call DPD's Applicant Services Center at (206) 684-8850. If you have questions about the new appointments, please contact:

Jamie Holland, Permit Technician Supervisor
(206) 733-9636, jaime.holland@seattle.gov

Early Design Guidance Presubmittal and Intake Streamlined

As of June 1, DPD will accommodate the intake of an Early Design Guidance (EDG) application immediately following the required presubmittal conference. This additional service will benefit applicants who arrive for their presubmittal conference with all the necessary information and materials for a complete EDG application.

During the presubmittal conference, the planner will determine if the application is ready for intake. If so, the applicant may choose to submit the application directly to land use intake staff immediately following the conference. This will reduce time spent scheduling and waiting for an available intake appointment, and avoid time delays during EDG drop-off processing.

To schedule an EDG presubmittal conference, please call DPD's Applicant Services Center at (206) 684-8850. For questions about the new process, please contact:

Vince Lyons, Design Review Manager
(206) 233-3823, vince.lyons@seattle.gov

WORKSHOP

Free Home Improvement Workshop

Answers to your questions on electrical work, zoning and land use, building, plumbing, drainage, and permits are available from City of Seattle reviewers and inspectors at the following upcoming workshop:

Saturday, June 10, 2006, 10 a.m.-noon
Safeco Neighborhood Academy, University Heights
5031 University Way NE

Free event; no registration required

For information on this and other workshops currently being planned for 2006, visit www.seattle.gov/dpd/events or contact:

Anna Brinkmann, DPD Community Relations
(206) 386-4183, anna.brinkmann@seattle.gov



ENVIRONMENTALLY
CRITICAL AREAS

ECA Update: Riparian Corridors

Riparian Corridors (streams, small lakes) - SMC 25.09.200.A

The City of Seattle has completed the first major update to its environmentally critical areas (ECAs) regulations since they were first adopted in 1992. These regulations address how development on and adjacent to Seattle's ECAs is regulated. ECAs include the City's wetlands, areas important for fish and wildlife such as riparian corridors (creeks) and shorelines, geologic hazard areas (such as landslide-prone, steep-slope and liquefaction-prone areas), flood-prone areas, and abandoned landfills.

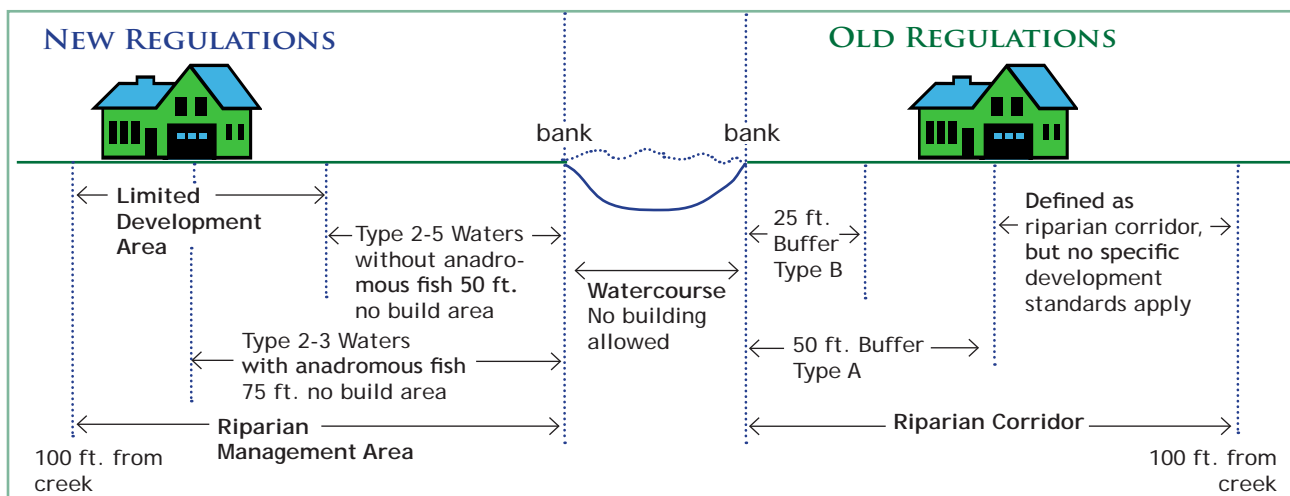
With the new regulations taking effect on May 9, 2006, we're running a series of articles which focus on significant changes in the regulations. Below is the second installment, *Riparian Corridors (streams, small lakes) - SMC 25.09.200.A*. For more on the new ECA regulations, visit www.seattle.gov/dpd/planning/ecaupdate.

New Regulations

- Streams are defined according to the Washington State Water Typing System. Formerly Class A riparian corridors are now Type 2-3 waters, while formerly Class B riparian corridors are now Type 4-5 waters.
- The riparian corridor (management area) remains at 100 feet from the edge of the watercourse, but development standards are added to minimize the impact of development in the "limited development area" beyond the no-build buffer.
- In the "limited development area" development must meet stormwater requirements, is limited to 35 percent impervious surface, and must contain vegetative cover where not impervious. These provisions may be waived if an applicant's plan for developing and protecting the riparian corridor will create a greater ecological benefit.
- For Type 2-3 waters without anadromous fish the no build buffer remains 50 feet. For those with anadromous fish the buffer is increased to 75 feet.
- For Type 4-5 waters the no build buffer is increased to 50 feet.
- The waiver for small projects within riparian corridor buffers is lowered to 150 square feet with mitigation required.
- Pesticide and fertilizer use is restricted within 50 feet of a watercourse.
- The proposal eliminates buffer reductions and restricts subdivisions in riparian corridors.
- Establishes limited circumstances where creek daylighting may be required.

Old Regulations

- A 100-foot-wide riparian corridor; measured landward from the ordinary high-water mark of a stream, river, lake or watercourse, is required.
- Class A riparian corridors are stable, established streams and lakes that flow year round and support salmonids.
- Class B riparian corridors are intermittent streams, without salmonids, that still demonstrate high-water mark.
- Within the 100 foot riparian corridor, buffers are required within which development is not permitted. Class A buffers are 50 feet. Class B buffers are 25 feet.
- If buffers contain vegetation in a natural state that prevents erosion, enhances water quality, and provides diverse habitat, the vegetation must be retained.
- If a buffer has been disturbed or degraded, it must be enhanced.
- Some reductions to a buffer are possible for existing lots, but must be consistent with neighboring structures on adjacent lots, and must never be less than 25' for Class A riparian corridors.
- No other development standards apply to the remainder of the riparian corridor.
- A small project waiver for 750 square feet of development is allowed within riparian corridor buffers.





An inside look at the latest technical code developments

Visit DPD's
Technical Codes website:

**WWW.
seattle.gov/
dpd/techcodes**

Electrical Code Interpretation Alert:

Concrete-Encased Rebar Must be Bonded to Grounding Electrode System

Since April 1, 2006, the 2005 National Electrical Code (NEC) requires that all grounding electrodes defined in Article 250.52(A)(1) through (6) that are present shall be bonded together to create the grounding electrode system.

Prior to the placement of concrete, a 20-foot section of rebar must be installed in the lower section of the foundation. This section of rebar must be bonded to the reinforcing bars installed in the foundation (commonly referred to as the "ufer ground" after H.G. Ufer, a pioneer in grounding studies) and stubbed out of the foundation at an accessible location for future use with the structure's electrical service. Bonding may be accomplished by the industry's normal procedure of tying rebar together with steel tie wires. The rebar extending out of the concrete must be identified in a manner that indicates its intended use as the grounding electrode for the service providing power to the structure.

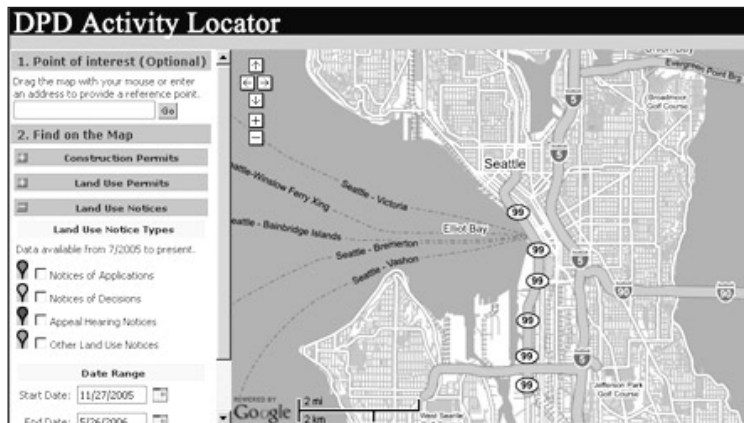
Because grounding is so important to the safety of an electrical installation, a licensed electrical contractor must obtain a permit and arrange for an inspection for the ufer ground before the concrete is placed. The inspection can be requested on the permit for the temporary service, service/feeder, conduit-only placement, or a get-started permit when plans are required.

If you are not able to purchase electrical permits for the building when the footings are being constructed, an electrical contractor may obtain a "limited permit" for the installation of the ufer ground only. The permit will cover only the inspection of the installation of the ufer ground.

Failure to comply with the permit and inspection requirements may require a ground ring electrode encircling the building (NEC Article 250.52(A)(4)) to be installed before the service can be energized. Further, when rebar (one-half inch minimum) is utilized as the ufer ground, it shall be identified in a manner that will distinguish the ground electrode from other rods protruding from the foundation. The rod embedded in concrete shall not have any coating, such as paint, that will inhibit its use as a grounding rod.

If you have any questions or concerns regarding the installation of ufer grounds, please contact DPD's Electrical Technical Backup at (206) 684-5383, Monday-Friday, 7:00 a.m.-4:30 p.m.

Customer Alert – New Service!



Map Permit Info with New Eye-Catching Online Service

DPD customers can now view permitting and land use activity in Seattle online using DPD's new Activity Locator, powered by Google's eye-catching map technology. Find the new, prototype service on DPD's Research website at www.seattle.gov/dpd/Research. All permitting and land use activity from July 2005 to the present is currently included.

Using the service

You can narrow your search according to location, or look for a particular type of permit or notice citywide.

To narrow the search according to location:

1. Read and then close the instructions on the main screen by clicking "OK."
2. Use the arrows and zoom function to zero in on the neighborhood or streets you wish to view.
3. At the left side of the screen, use the plus-and-minus boxes to view the types of information that are available.
4. Choose the date range and type of information (permits or notices) you'd like to search, and then click the "Search" button.
5. Colored "balloons" will show points on the map that correspond with your search. Click the balloon for more information. Click inside the informational box that appears for further details on any items of interest.
6. To look for a particular type of permit or notice citywide, skip step 2.

Feedback on BETA Version

Please note that this is a prototype, or Beta, version of the service, so some "bugs" may pop up during this testing phase. Please help us improve this prototype by sending us your feedback using the link provided on the Research page or send an email with "DPD Activity Locator" in the subject field to webteam@seattle.gov.

Client Assistance Memos

UPDATED

The following CAMs were revised as a result of the recent update to Seattle's Environmentally Critical Areas ordinance (see story, pg. 13):

- **CAM 327**, Environmentally Critical Areas Exemptions and Modifications to Submittal Requirements
- **CAM 328**, Environmentally Critical Areas Exceptions
- **CAM 330**, Environmentally Critical Areas—Yard & Setback, Steep Slope and Wetland Buffer Variances
- **CAM 331**, Environmentally Critical Areas—Tree and Vegetation Removal Permits

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

Director's Rules

RESCINDED

- **DR 17-2002**, Approved Alternates to Installing 3-Hour Fire Rated Automatic-Closing Assemblies in Transformer Vaults Doorways, is to be rescinded effective June 1, 2006. Changes in the Seattle Building Code supersede and eliminate the need for this rule. The comment period ended May 31, 2006. For more information, contact Vicki Baucom, vicki.baucom@seattle.gov, (206) 233-2757.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in *dpdINFO* as a courtesy to readers. Official legal notice regarding Director's Rules is published in the *Daily Journal of Commerce*. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Land Use Reviewers (<i>see note below*</i>)	n/a*
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm</i>	
Code Compliance Division (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ...	684-5174
Media Relations	233-3891
Microfilm Library	233-5180

Hours: M, W, F: 9am-4:30pm; Tu, Th: 10:30am-4:30pm

Property Owner/Tenant Assistance	684-7899
Public Resource Center (PRC)	684-8467

Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm

Publications	684-8467
Site Development	684-8860
Sustainable (Green) Building	684-8880
Tech Support: Building Code (<i>1-4:15pm</i>)	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave.

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